

## MINUTES

### P & Z COMMISSION HEARING

November 18, 2010

#### ATTENDANCE P & Z Commissioners

##### ATTENDED

1. Joel Lawson, Vice Chairman
2. Wendell DeCross – Telephonically
3. Chuck Teetsel
4. Bob Hall - Telephonically
5. Randy Murph
6. Rick Slone

##### ABSENT

Bill Rawlings  
Carol Davis  
Evelyn Meadows  
Jason Hatch  
Robert K. Black, Jr.  
Ruth Ann Smith

##### Staff Attendance

Greg Loper  
Trent Larson

Bill Fraley  
Peggy Saunders

Meeting held at the Navajo County Board of Supervisors Chambers, Holbrook, Arizona – Time: 6:14 p.m. to 6:32 p.m.

Joel Lawson called the meeting of the Navajo County Planning & Zoning Commission to order and explained the meeting procedures to the public. Mr. Lawson then led the pledge of allegiance.

##### **Item # 1 – Case #10-37: Zone Change and Master Development Site Plan Extension**

Discussion and possible Commission action on a request by Carl & Zandra Buttler for a Special Development Zone Change Extension and Master Development Site Plan Extension for the following Assessor's Parcel Numbers: 108-13-003C & 003D; and 108-13-009B, 009C, 009D, 009E, 009F and 009G. These parcels are located south and east of Winslow in Section 35, Township 17N, Range 16E, also known as the LZ Angel Solar Airpark.

**Greg Loper** explained that the Zone Change and Master Development Site Plan Extension was pulled from the agenda after further review, and it will not be coming back before the Commission.

##### **Item # 2 – Case #10-35: Special Use Permit – Golson Family Recreation Camp**

Discussion and possible Commission action on a Special Use Permit request by Joe and Lynn Golson to establish a Family Recreational Camp on a portion of APN 208-02-001B, located approximately two miles east of Bison Ranch (Overgaard) on the south side of Highway 260 and the Phoenix Park Wash.

**Bill Fraley** presented an overview of the Golson Family Recreational Camp request. This is an allowable use listed in the Ordinance for Special Use Permits. Mr. Fraley displayed a site map and aerial photos of the proposed recreation camp, and asked Commissioners DeCross and Hall who were attending telephonically to follow along with their provided staff report. The Golson's want to establish sleeping cabins and ramadas as

well as several types of onsite recreation for visiting family and friends on a 16.01 portion of the 26.19 parcel. None of the acreage for which the Special Use Permit is being requested is in the wash. Electricity has not been extended to the property so they are using an alternative power source. The County Engineer and the Flood Control Department have no problems with the Special Use Permit. The private properties adjacent to the Golson property, and the Forest service were notified, and staff has not received any negative comments concerning this Special Use Permit. The Forest Service did not respond. The adjacent private owners were in favor of the Golson request. Mr. Fraley complimented the Golson's for a very good and definitive submittal. They also responded positively and promptly to staff requests or comments.

**Randy Murph** asked if a Special Use Permit is required for a family camp. **Greg Loper** answered that a Special Use Permit was the best way to handle this proposed project.

The Golson's want to use the cabins for family and friends, and the Special Use Permit was the vehicle to allow the additional structures. Commissioner's asked if it could be used commercially in the future. Mr. Loper said the potential is there, but the stipulations are very specific for the uses. If the use ever changed, the County could revoke the SUP or the owners could submit to modify the use. They would have to come back, and redo the whole process. This Special Use Permit would not allow that use. **Chuck Teetsel** asked if they would be considered guest houses. The Ordinance doesn't allow more than one residence per lot, so this SUP was the best vehicle to allow them to place sleeping cabins on the property.

The Applicants, **Joe and Lynn Golson** were in attendance and Mr. Golson answered questions asked by the Commissioners. He clarified that they don't intend to use the camp commercially; it is only for family and friends. Mr. Golson said there is a main residence on the property, and they just completed the garage, and are awaiting final inspection. Their solar energy system has been completed, inspected and approved, which will generate plenty of electricity for their use.

Staff had no further comments.

**Vice Chairman Lawson** acknowledged that there were no public speakers in favor or in opposition of the proposed Golson Family Recreation Camp.

#### **Commissioners Comments/Questions**

**Rick Slone** said he has been to the property and it is a beautiful location for a Recreation Camp.

**Vice Chairman Joel Lawson** asked if the permit would run with the land. **Greg Loper** responded that the Special Use Permit would run with the land. **Chuck Teetsel** made a motion to approve the Special Use Permit as presented by Staff. **Rick Slone** seconded the motion. Motion carried by unanimous vote.

#### **Item # 3 – Possible approval of minutes from the Commission hearing of October 21, 2010.**

**Joel Lawson** pointed out that the Minutes show **Todd Poscharsky** spoke in favor of the project, and the name should be changed to **Tom Poscharsky**. The change was made on the document, and reprinted. A motion was made by **Randy Murph** to approve the minutes and was seconded by **Rick Slone**. Motion carried.

#### **Item # 4 – Report from Staff to the Commission.**

**Greg Loper** reported that the Board of Supervisors passed the Wind Ordinance with the changes requested by the Game & Fish Department, and the Board's request to take out the intermediate

language with regard to setbacks from an occupied structure. Since the passage of Proposition 203 he will also be working on an Ordinance for Medical Marijuana.

**Item # 5 – Commissioner’s comments and/or directions to staff.** Commissioners may use this time to offer additional comments regarding any item on this agenda, or any other topic; and the Commission may direct staff to study or provide additional information on topics of the Commissions’ choosing.

The Commission reserves the right to change the order of any Agenda item.

The Commission reserves the right to adjourn into executive session when needed pursuant to ARS §38-431.03(A) (3) for legal consultation on the above-described agenda items.

With there being no further business to come before the Planning and Zoning Commission, **Chuck Teetsel** made a motion to adjourn the meeting which was seconded by Rick Slone. The motion carried unanimously. The meeting adjourned at 6:32 p.m.

Approved this 20th day of January, 2011

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Vice Chairman, Joel Lawson  
Navajo County Planning & Zoning Commission

ATTEST:

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Peggy Saunders, Secretary  
Navajo County Planning & Zoning Department